

## **E. NEW BUSINESS**

- 11. Fort Raymond Subdivision Replat Number 7 KPB  
File 2023-107  
AK Lands / City of Seward  
Location: Dimond Blvd. & Seward Hwy.  
City of Seward**



KPB File 2023-107  
T 01N R 01W SEC 34  
Seward

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER  
CITY OF SEWARD  
410 ADAMS STREET CITY HALL BUILDING  
SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF \_\_\_\_\_ FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

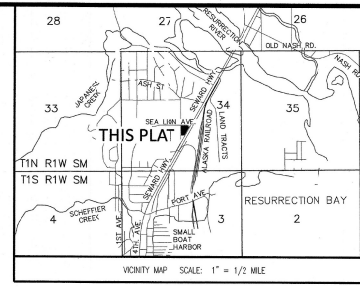
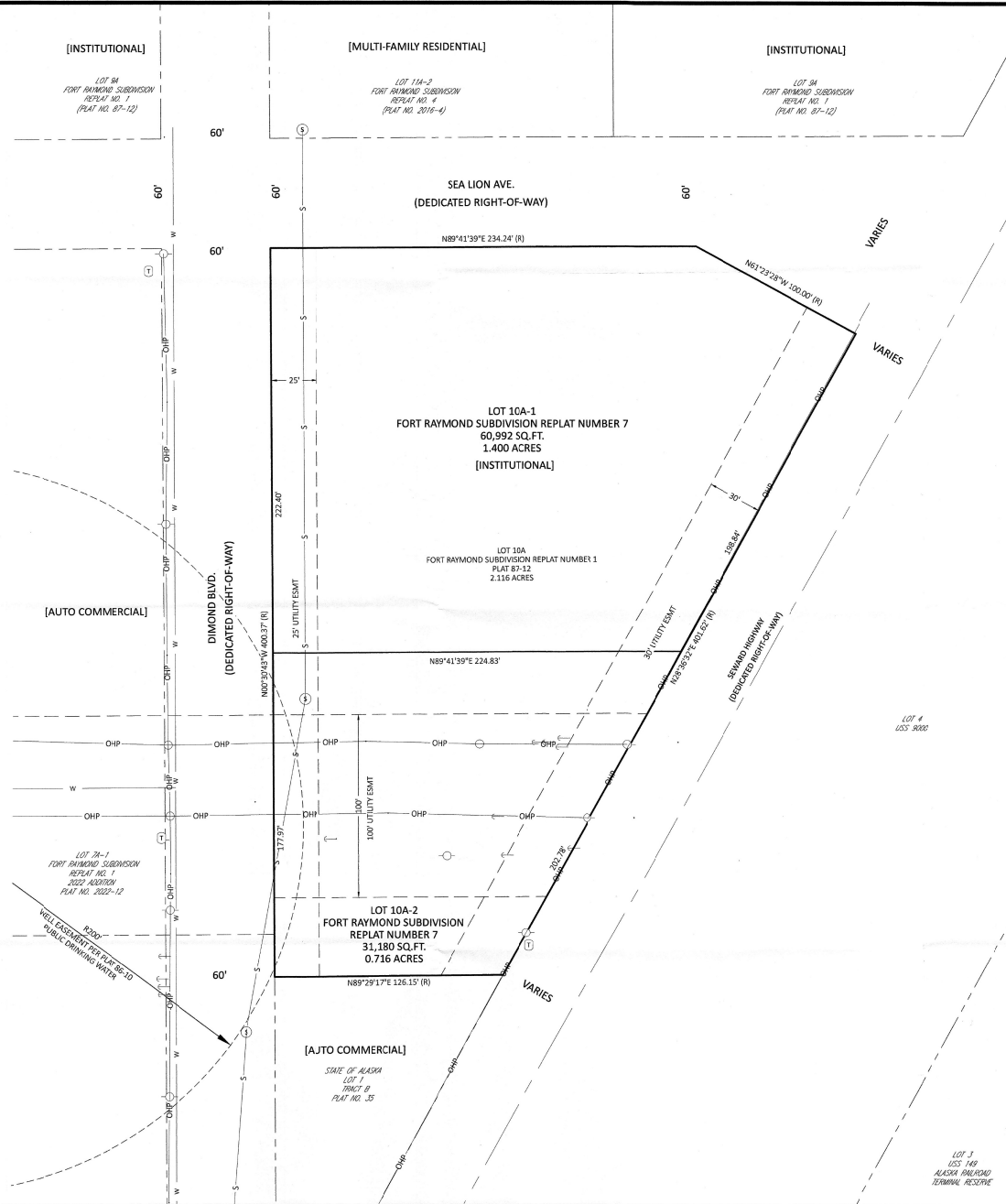
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE \_\_\_\_\_

- LEGEND**
- (R) RECORD PER PLAT 87-12
  - ← GUY
  - POWER POLE
  - TELECOMMUNICATION PEDESTAL
  - ⊙ WELL
  - ⊕ ZONING
  - - - EASEMENT
  - - - OHP OVERHEAD POWER LINE
  - - - S UNDERGROUND SEWER LINE
  - - - UNDERGROUND WATER LINE (APPROXIMATE)



KPB 2023-107



- NOTES**
1. BEARINGS AND DISTANCES ARE RECORD PER PLAT 87-12.
  2. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
  3. THE WATER LINES PER CITY OF SEWARD GIS DATA.
  4. OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST ON LOT 10A.

**SURVEYOR'S CERTIFICATE**

I, STACY M WISSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



Plat of:  
**FORT RAYMOND SUBDIVISION  
REPLAT NUMBER 7**

CREATING LOTS 10A-1 AND 10A-2  
CONTAINING 2.115 ACRES MORE OR LESS

A SUBDIVISION OF:  
LOT 10A  
FORT RAYMOND SUBDIVISION REPLAT NUMBER 1  
FILED UNDER PLAT NO. 87-12

CITY OF SEWARD  
SEWARD RECORDING DISTRICT  
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SECTION 34, T1N, R1W, S4M., AK.

OWNER  
CITY OF SEWARD  
P.O. BOX 107  
SEWARD, ALASKA 99664

**AKLANDS**  
Land Surveying LLC

AK Lands, Land Surveying LLC  
PO Box 110485  
Anchorage, AK 99511  
aklands@aklands.com  
http://aklands.com  
(907) 744-1480

Date: 10/09/2023 Scale: 1"=30' Date of Survey: No Field Survey Sheet: 1 of 1  
Drawn by: SMW IN: 1350 Field Book: 02-69-74603-49&04-33 KPB No. 2023-XX

AGENDA ITEM E. NEW BUSINESS

**ITEM #11 - PRELIMINARY PLAT  
Fort Raymond Subdivision Replat Number 7**

<b>KPB File No.</b>	2023-107
<b>Plat Committee Meeting:</b>	December 11, 2023
<b>Applicant / Owner:</b>	City of Seward / Seward, AK
<b>Surveyor:</b>	Stacy Wessel / AK Lands Land Surveying
<b>General Location:</b>	City of Seward

<b>Parent Parcel No.:</b>	145-026-08
<b>Legal Description:</b>	Lot 10A Fort Raymond Subdivision Replat No 1 SW 87-12
<b>Assessing Use:</b>	Institutional
<b>Zoning:</b>	Institutional
<b>Water / Wastewater</b>	Onsite, municipal / onsite, municipal
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 2.116-acre lot into 2 lots ranging in size from 0.716 acres to 1.400 acres.

**Location and Legal Access (existing and proposed):**

The proposed plat is located within the City of Seward north of mile 2 off of the Seward Highway. Sea Lion Ave has direct access from Seward Highway on the north side of the plat to Dimond Blvd on the west side of the plat. Both roads are maintained by the City of Seward. The lots will have no direct access to the Seward Highway.

The plat is proposing no new dedications and is not affected by a section line easement either.

Block length is sufficient for this plat area.

KPB Roads Dept. comments	Out of Jurisdiction: Yes  Roads Director: Griebel, Scott Comments: Withing the City of Seward. No department comments
SOA DOT comments	

**Site Investigation:**

There is no steep terrain on the property and the ground is relatively flat sloping to the east. There are no improvements on the property either.

There are no wetlands on the property. The KPB Floodplain review stated the area the subdivision is not within a floodway. It is within the Floodplain Zone X, which is minimal flood risk and shown as not regulatory. Unless advised otherwise there will be no required floodplain or floodway notes

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (shaded) Map Panel: 02122C-4543E
-------------------------	--

	<p>In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis** The land was originally plotted as US Survey 149 by the BLM. It was then surveyed and divided as Lot 2 of Tract B by a Boundary Retracement Survey the Alaska DNR as ADL Survey Plat No. 3-20. Fort Raymond Subdivision SRD 86-10 created Lot 10 and Fort Raymond Subdivision Replat No. 1 SWD 87-12 created the current Lot 10A being replatted by this submittal.

The preliminary submittal indicates both onsite and city water and wastewater services, the site is currently known to be on city services if an onsite facility is proposed a soils report will be required and an engineer will sign the final plat. If staff is notified that an onsite facility is not being proposed, a soils report will not be required and an engineer will not need to sign the plat.

The City of Seward heard the plat at their November 27, 2023 City Council meeting. The City Council approved recommendation of Resolution 2023-125 recommending the Seward City Council and Kenai Peninsula Borough approval of the Preliminary Plat of Fort Raymond Subdivision, Replat Number 1, Lot 10A; located at 905 Sea Lion Ave; creating Fort Raymond Subdivision, Replat Number 7, Lots 10A-1 and 10A-2. The Resolution is included in the packet.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

There is a 25' utility easement on the west line of the lots from the previous plats shown. There is a 30' utility easement on the east line of the lots from previous plats shown. There is a 100' utility easement crossing Lot 10A-2 shown from the previous plats. All three of these easements should include in their labels the subdivision indication they were created from.

There is an easement listed in the Quit Claim Deed Bk 318 PG 5 as ADL 26281 – Power Line Easement 30 feet in width, filed at Serial 2019-000117-0 that needs to be shown on the drawing.

Along the north per KPB Code 20.30.060(D) Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers. **Staff recommends:** surveyor to show the easement on the drawing.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	Not in service area
ENSTAR	
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comment
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  905 SEA LION AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  DIMOND BLVD, SEA LION AVE, SEWARD HWY</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  CITY OF SEWARD WILL ADVISE ON AFFECTED ADDRESSES.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.  Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Add to KPB No 2023-107

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**  
 Add north arrow to vicinity map  
 Depict the city limits  
 Relabel Fourth Ave to Third Ave.  
 First Ave should be Vista Ave it appears
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**  
 Previous parcel description is not need within the lot and can be removed. If to be left, change the text to italic.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;  
**Staff recommendation:**  
 Parcel to the east needs changed to Lot 3  
 Parcel to the northeast need the lot and plat label changed as there has been a new subdivision recorded for it.  
 Zoning labels are not needed on the lots unless required by the City of Seward.

#### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

- 20.30.270. Different standards in cities. Where cities have enacted by ordinance different subdivision design standards than those set forth in this chapter, the planning commission shall apply the city standards in lieu of those set forth in this chapter. Any appeal of a city design standard is subject to KPB 21.01.020(E).  
**Staff recommendation:** *The City of Sward does not meet the specified requirements for the application and consideration of different standards.*

#### **KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

- 20.40.010 Wastewater disposal.  
*Platting Staff Comments:*  
**Staff recommendation:** *comply with 20.40.*

#### **KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

- 20.60.180. Plat notes.  
 A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.



B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** *Place the following notes on the plat.*

- *“No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.”*
- *The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

- Is Certificate of Acceptance needed on the plat. Staff did not see any public access easements, ROW or other public areas not already public owned, please verify need and list in Certificate if found.
- Add the date of December 11, 2023 to the Plat Approval.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE:** 20.25.120. - REVIEW AND APPEAL.

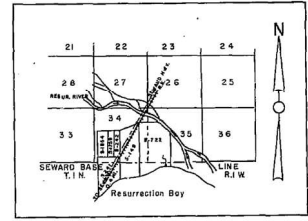
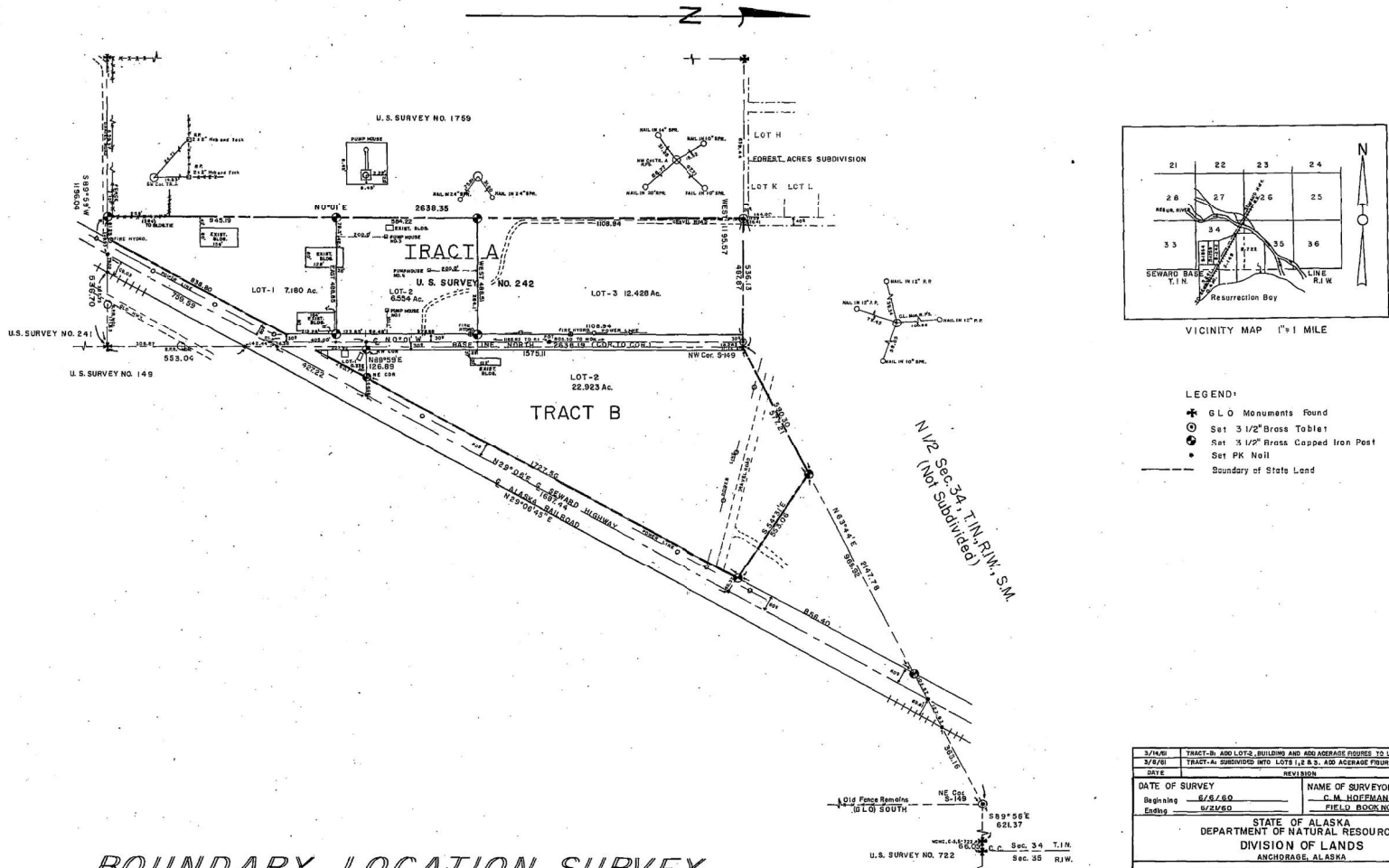
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



VICINITY MAP 1"=1 MILE

- LEGEND:
- ⊕ G.L.O. Monuments Found
  - ⊙ Set 3 1/2" Brass Tablet
  - ⊗ Set 3 1/2" Brass Capped Iron Post
  - Set PK Nail
  - Boundary of State Land

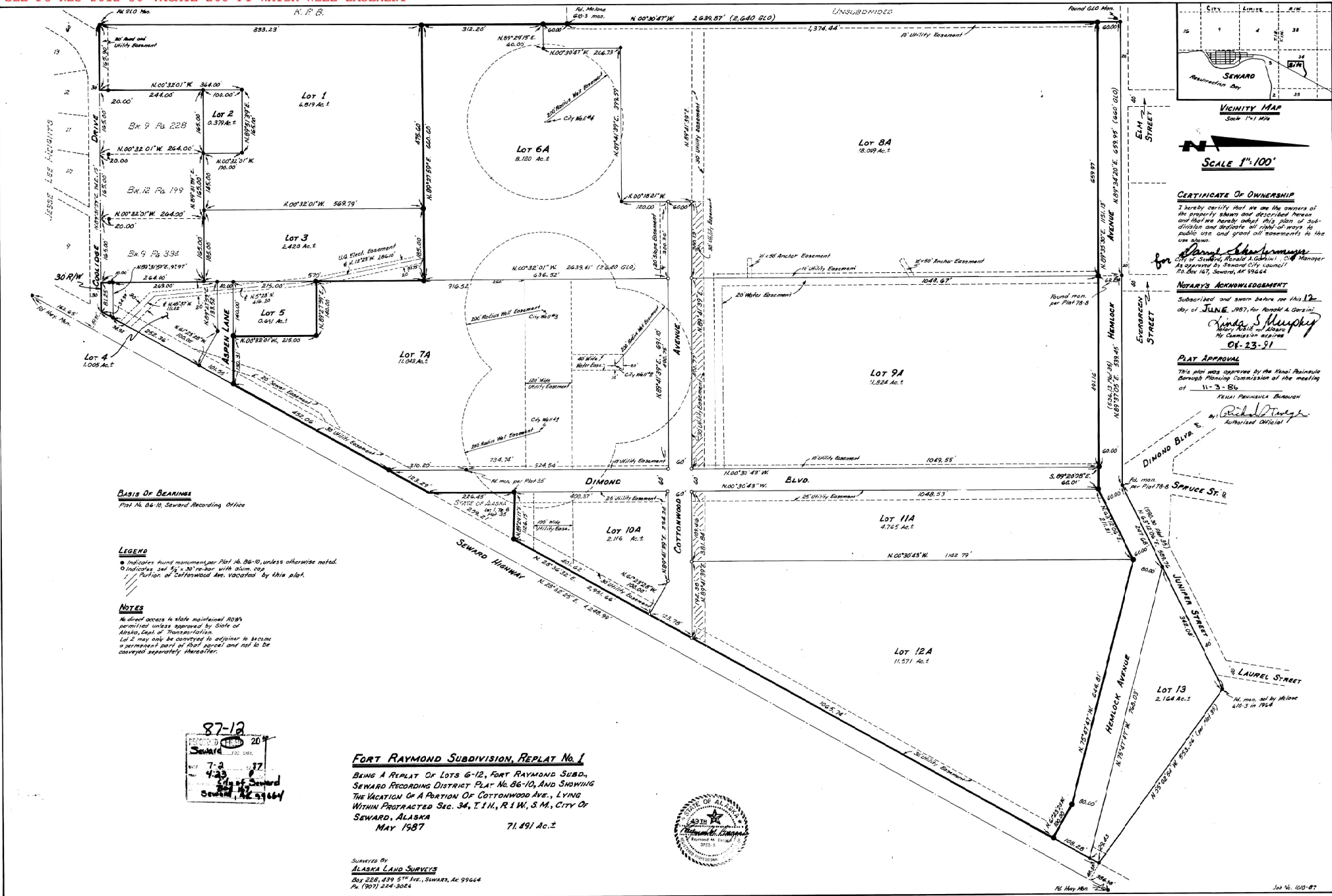
**BOUNDARY LOCATION SURVEY**  
Of U.S. Survey Nos. 149 and 242, Seward, Alaska

**COPY**  
**RECORDED-FILED**  
Seward, Alaska  
Nov 18 1980  
C.C. Sec. 34 T.I.N.  
Sec. 35 R.J.W.

3/1/80	TRACT-B AND LOTS, BUILDING AND ADJACENT FIGURES TO LOTS 1, 2, 3	C.M.H.
3/4/80	TRACT-A SUBDIVIDED INTO LOTS 1, 2, 3, AND ADJACENT FIGURES.	C.M.H.
DATE	REVISION	BY
DATE OF SURVEY	NAME OF SURVEYOR	
Beginning 6/5/80	C.M. HOFFMAN	
Ending 8/2/80	FIELD BOOK NO. 8	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA		
BOUNDARY LOCATION SURVEY OF U.S. SURVEY NOS. 149 AND 242		
DRWN. BY:	APPROVAL RECOMMENDED:	
C.M.H.	<i>[Signature]</i>	
DATE APPROVED:	APPROVED:	
Nov. 18, 1980	<i>[Signature]</i>	
SCALE: 1"=200 FT.	CHECKED: <i>[Signature]</i>	FILE NO. 3-20



SEE PC RES 2012-36 VACATE 200 FT WATER WELL EASEMENT



**Basis Of Bearings**  
 Plat No. 86-10, Seward Recording Office

**LEGEND**  
 ● Indicates found monument, per Plat No. 86-10, unless otherwise noted.  
 ○ Indicates set by 3/4" x 3/8" re-bar with aluminum cap.  
 // Portion of Cottonwood Ave. vacated by this plat.

**NOTES**  
 No street access to state maintained ROBS permitted unless approved by State of Alaska, Dept. of Transportation.  
 Lot 2 may only be conveyed to another person as a permanent part of that parcel and not to be conveyed separately thereafter.

87-12  
 Seward City Clerk  
 7-9-17  
 City of Seward  
 Seward, AK 99664

**FORT RAYMOND SUBDIVISION, REPLAT No. 1**  
 BEING A REPLAT OF LOTS 6-12, FORT RAYMOND SUBD., SEWARD RECORDING DISTRICT PLAT No. 86-10, AND SHOWING THE VACATION OF A PORTION OF COTTONWOOD AVE., LYING WITHIN PROTRACTED Sec. 34, T.11N., R.1W., S.M., CITY OF SEWARD, ALASKA  
 May 1987 71.491 Ac.±

Surveyed by  
**ALASKA LAND SURVEYS**  
 Box 228, 439 5th Ave., Seward, AK 99664  
 Ph (907) 224-3024



**CERTIFICATE OF OWNERSHIP**  
 I hereby certify that we are the owners of the property shown and described herein and that we hereby subject this plan of subdivision and describe all rights or ways to public use and grant all easements to the use shown.

**NOTARY'S ACKNOWLEDGMENT**  
 Subscribed and sworn before me this 12th day of JUNE, 1987, for Ronald A. Garsini, City Manager as approved by Seward City Council, 70 Ave 1st, Seward, AK 99664

*Linda S. Shepley*  
 Notary Public for Alaska  
 My Commission expires 07-23-91

**PLAT APPROVAL**  
 This plan was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 11-3-86

*Richard J. Taylor*  
 Planning Commission  
 Authorized Official

**CITY OF SEWARD, ALASKA  
RESOLUTION 2023-125**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, RECOMMENDING THE KENAI PENINSULA BOROUGH APPROVAL OF THE PRELIMINARY PLAT OF FORT RAYMOND SUBDIVISION, REPLAT NUMBER 1, LOT 10A; LOCATED AT 905 SEA LION AVENUE; CREATING FORT RAYMOND SUBDIVISION, REPLAT NUMBER 7, LOTS 10A-1 AND 10A-2**

**WHEREAS**, AK Lands, Land Surveying has submitted a preliminary plat on behalf of the City of Seward and Seward City Tours for review by the City Council and recommendation to the Kenai Peninsula Borough; and

**WHEREAS**, the parcel being subdivided, located at 905 Sea Lion Ave, is currently owned by the City of Seward; and

**WHEREAS**, on September 11, 2023, the City Council approved Resolution 2023-099 authorizing the City Manager to enter into and execute the purchase and sale agreement and related documents with Seward City Tours for the sale of 1.40 acres of land from Lot 10A, Fort Raymond Subdivision, Replat No. 1; and

**WHEREAS**, the proposed preliminary plat is subdividing Lot 10A into two parcels, Lot 10A-1, which will be sold to Seward City Tours, and Lot 10A-2, which will remain under ownership of the City of Seward; and

**WHEREAS**, proposed Lot 10A-1 will be 1.40 acres and Lot 10A-2 will be 0.716 acres; and

**WHEREAS**, the parcels are currently zoned Institutional (Ins); and

**WHEREAS**, the parcels are not located within a mapped FEMA flood zone; and

**WHEREAS**, City water, sewer, electric, and roads are currently available to all three parcels; and

**WHEREAS**, all conditions required by Seward City Code §16.01.015, Conditions to plat approval, were met; the property owners within 300 feet of the requested replat were notified of the proposed subdivision, and the property was posted with public notice signage; and

**WHEREAS**, on November 7, 2023, the Seward Planning and Zoning Commission approved Resolution 2023-019, recommending approval of the Fort Raymond subdivision, Replat Number 7, Lots 10A-1 and 10A-2; and

**CITY OF SEWARD, ALASKA  
RESOLUTION 2023-125**

Page 2 of 2

**WHEREAS**, City Code §16.01.015(B) states that no preliminary plat of city-owned property may be approved by the Kenai Peninsula Borough planning commission without prior consent of the City Council.

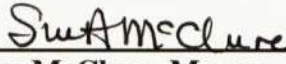
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA**, that:

**Section 1.** The Council hereby recommends that, in accordance with Seward City Code Section 16.01.015 (B), the Kenai Peninsula Borough approve the submittal of the preliminary plat of Fort Raymond Subdivision, Replat Number 1, Lot 10A; Located at 905 Sea Lion Ave; Creating Fort Raymond Subdivision, Replat Number 7, Lots 10A-1 and 10A-2.

**Section 2.** This resolution shall take effect immediately upon adoption.


**PASSED AND APPROVED** by the City Council of the City of Seward, Alaska this 27<sup>th</sup> day of November 2023.

**THE CITY OF SEWARD, ALASKA**

  
\_\_\_\_\_  
Sue McClure, Mayor

AYES: Barnwell, Wells, Osenga, Calhoon, Crites, McClure  
NOES: None  
ABSENT: Finch  
ABSTAIN: None

**ATTEST:**

  
\_\_\_\_\_  
Kris Peck  
City Clerk

(City Seal)



## City Council Agenda Statement



**Meeting Date:** November 27, 2023  
**To:** City Council  
**Through:** Kat Sorensen, City Manager  
**From:** Planning & Zoning Commission  
**Subject:** Resolution 2023-125: Recommending The Kenai Peninsula Borough Approval of the Preliminary Plat of Fort Raymond Subdivision, Replat Number 1, Lot 10A; Located at 905 Sea Lion Avenue; Creating Fort Raymond Subdivision, Replat Number 7, Lots 10A-1 and 10A-2

---

### **Background and justification:**

Attached for the Council's review and recommendation to the Kenai Peninsula Borough Planning Commission is a preliminary replat submitted by AK Lands, Land Surveying on behalf of the City of Seward and Seward City Tours.

The City of Seward currently owns all of Lot 10A. On August 4<sup>th</sup>, 2023, Seward City Tours sent the City Manager a letter requesting discussion with City Council regarding a proposal to purchase the north portion of Lot 10A.

On September 11, 2023, the City Council approved Resolution 2023-099, which authorized the City Manager to enter into and execute the purchase and sale agreement and related documents with Seward City Tours for the sale of 1.40 acres of land on the northern portion of Lot 10A.

One of the required related documents in order to process the sale of the 1.40 acres is an approved replat of the parcel separating the northern 1.40-acre portion from the rest of the property. The remaining southern portion of the property will continue under ownership of the City of Seward.

All conditions required by Seward City Code §16.01.015, Conditions to plat approval, were met. The property owners within 300 feet of the requested replat were notified of the proposed subdivision, and the property was posted with public notice signage.

On November 7, 2023, the Seward Planning and Zoning Commission approved Resolution 2023-019, recommending approval of the Fort Raymond Subdivision, Replat Number 7, Lots 10A-1 and 10A-2.

In accordance with Borough requirements, the City must review and comment on a plat before submittal to the Borough for approval.

### **Subdivision Review:**

**Zoning:** The property is zoned Institutional (Ins).

**Size:** Lot 10A-1 will be 1.40 acres (60,992 sq. ft.) and Lot 10A-2 will be 0.716 acres (31,180 sq. ft.)

**Utilities:** All city utilities are already available to be easily connected to the property.

**Existing Use:** The parcel is currently vacant and has a 100' wide utility easement running east to west on



the southern portion of the property.

**Access:** Both lots have access to Dimond Blvd and Lot 10A-1 has access to Sea Lion Ave.

**Flood Zone:** According to the Kenai Peninsula Borough Floodplain map, the parcels are not within a mapped FEMA flood zone.

**Comprehensive and Strategic Plan Consistency Information**

This legislation is consistent with (citation listed):

Comprehensive Plan: Vol 1, Chapter 3.1.1.4 "Support and encourage the growth of business."  
Vol 1, Chapter 3.2.1 "Promote residential and commercial development within the city of Seward and its vicinity in accordance with community values."

Strategic Plan: N/A

Other:

**Certification of Funds**

Total amount of funds listed in this legislation: \$ 0

This legislation (✓):

- Creates revenue in the amount of: \$ \_\_\_\_\_
- Creates expenditure in amount of: \$ \_\_\_\_\_
- Creates a savings in the amount of: \$ \_\_\_\_\_
- Has no fiscal impact

Funds are (✓):

- Budgeted Line item(s): \_\_\_\_\_
- Not budgeted \_\_\_\_\_
- Not applicable

**Fund Balance Information**

Affected Fund (✓):

- |                                      |                                  |                                   |                                     |
|--------------------------------------|----------------------------------|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> General     | <input type="checkbox"/> SMIC    | <input type="checkbox"/> Electric | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Boat Harbor | <input type="checkbox"/> Parking | <input type="checkbox"/> Water    | <input type="checkbox"/> Healthcare |
| <input type="checkbox"/> Motor Pool  | <input type="checkbox"/> Other   | _____                             |                                     |

*Note: amounts are unaudited*

Available Fund Balance \$ \_\_\_\_\_

Finance Director Signature: \_\_\_\_\_

**Attorney Review**

- Yes Attorney Signature: \_\_\_\_\_
- Not applicable Comments: \_\_\_\_\_

**Administration Recommendation**

Adopt Resolution

Other: \_\_\_\_\_



# Community Development/ Planning & Zoning

410 Adams St, Seward, Alaska 99664 • (907) 224-4048 • (907) 224-4020  
or email: [planning@cityofseward.net](mailto:planning@cityofseward.net)

## PRELIMINARY PLAT SUBMITTAL FORM

PRELIMINARY PLAT  REVISED PRELIMINARY PLAT (no fee required)

PHASED PRELIMINARY PLAT  PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

All requirements of Seward Code Title 16 apply and must be met.

**SUBDIVISION PLAT NAME:** must not include business names, contact staff for assistance if needed.

Fort Raymond Subdivision Replat No. 7

### PROPERTY INFORMATION:

legal description	Lot 10A, Fort Raymond Subdivision Replat No. 1, Plat 87-12	
Section, Township, Range	Sec. 34, T1N,R1W, SM, AK	
General area description	East of Dimond Blvd, By Electrical Facilities, West of Seward High	
City	Seward	Total Acreage 2.116

### SURVEYOR

Company: AK Lands, Land Surveying	Contact Person: Stacy Wessel
Mailing Address: PO Box 110485	City, State, Zip Anchorage, AK 99511
Phone: 907-744-LAND	e-mail: <a href="mailto:stacy@aklands.com">stacy@aklands.com</a>

### PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER  on site  City

WATER  on site  City

### SUBMITTAL REQUIREMENTS

**A preliminary plat application will be scheduled for the next available Planning and Zoning meeting after a complete application has been received.**

- Electronic file of Plat and
- Preliminary plat NON-REFUNDABLE submittal fee \$75.00-
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- Public Notice Sign(s) Posted on property - *City staff will contact you to pick up sign*

**EXCEPTIONS REQUESTED TO PLATTING CODE:** A letter, to be presented to the Planning and Zoning commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, MUST be attached to this submittal.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED.** Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

### OWNER(s)

Name (printed): Stacy Wessel	Signature: <i>Stacy Wessel</i>
Phone: 907-744-LAND	e-mail: <a href="mailto:stacy@aklands.com">stacy@aklands.com</a>

Name (printed):	Signature:
Phone:	e-mail:

Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY \_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_

Receipt # \_\_\_\_\_

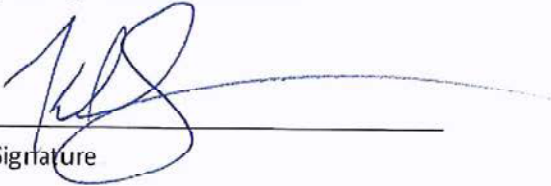
The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall clearly show the following:

1.	Within the title block:	Not applicable to my plat.	The required information has been shown/noted.
	a. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;		X
	b. Legal description, location, date, and total area in acres of the proposed subdivision; and		X
	c. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;		X
	2. North point;		X
	3. The location, width and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;		X
	4. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;		X
	5. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;		X
	6. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;		X
	7. Status of adjacent lands, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way, or an indication that the adjacent land is not subdivided;		X
	8. Approximate locations of areas subject to inundation, flooding, or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;	X	
	9. Approximate locations of areas subject to tidal inundation and the mean high water line;	X	
	10. Block and lot numbering approximate dimensions and total numbers of proposed lots;		X
	11. The approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto		X
	12. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;	X	
	13. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;	X	
	14. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval		X

Subdivision Name: Fort Raymond Subdivision Replat No. 7 Date 10-9-23

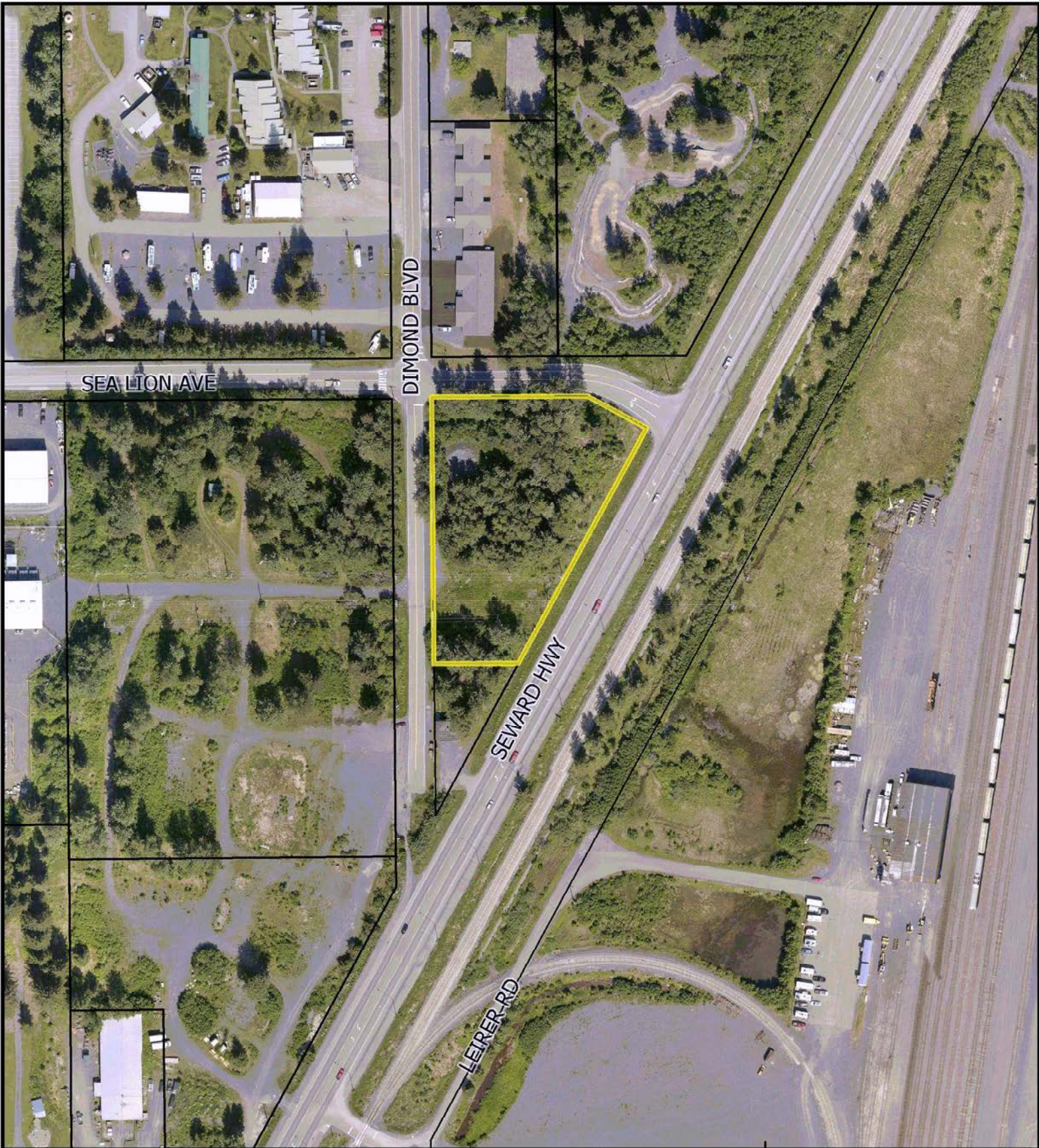
Letter of Authorization

I, Kathleen Sorensen, am the owner or authorized agent of Lot 10A, Fort Raymond Subdivision Replat Number 1 and authorize AK Lands, Land Surveying LLC to represent me before the Seward City Tours, City of Seward, and Kenai Peninsula Borough for all requests related to the platting action and its related activities.

  
\_\_\_\_\_  
Signature

city manager, city of seward  
\_\_\_\_\_  
Title

10/9/23  
\_\_\_\_\_  
Date



**Preliminary Plat of Fort Raymond Subdivision,  
 Replat Number 1, Lot 10A; Creating Fort Raymond  
 Subdivision, Replat Number 7, Lots 10A-1 and  
 10A-2**



905 Sea Lion Ave			
Drawn By:		Selena Soto	
0	62.5	125	250 Feet

Due to different data sources property lines and aerial imagery do not overlay correctly. Map is to be used for orientation and reference purposes only.

